

MORGANTOWN BOARD OF ZONING APPEALS

MINUTES

February 18, 2005

6:30 P.M.

City Council Chambers

Members Present: Robert Hawkins, Nick Iannone, Bernie Bossio, and Jim Rockis.

Members Absent: Kevin Leyden.

Staff Present: Jim Wood, Planning Director.

MATTERS OF BUSINESS:

Approval of the November minutes was deferred.

Motion by N. Iannone , second by J. Rockis, to approve the December 15, 2004, minutes. Motion carried unanimously.

Motion by B. Bossio, second by R. Hawkins, to approve the January 17, 2005, minutes as amended. Motion carried unanimously.

Motion by N. Iannone, second by B. Bossio, to approve the January 27, 2005, minutes as amended. Motion carried unanimously.

J. Wood spoke in recognition of Rob Hawkins' service to the Board.

J. Wood opened the floor for nominations for Chair and Vice-Chair. J. Rockis nominated K. Leyden for Chair and N. Iannone for Vice-Chair. Nominations were closed. Unanimously, Kevin Leyden was elected Chair and Nick Iannone was elected Vice-Chair.

OLD BUSINESS: None.

NEW BUSINESS:

1. **CU05-04/ Eastwood / 537 ½ Rose Street:** Request by Brent Eastwood for home occupation conditional use approval 537 ½ Rose Street. Tax Map #40, Parcel #360; an R-1A, Single-Family Residential District.

J. Wood read the staff report stating that Brent Eastwood would like to begin a home based business, *EastwoodNet, Research and Development, LLC*, a technology firm specializing in scientific visualization for biotech, nanotech, forensics, and biometrics. The business would serve scientists, researchers, and knowledge workers by providing visualization, microscopy, and virtual reality solutions for bioscience, nanoscience, forensics, biometrics, aeronautics, electrical engineering, and information technology. Their fields of interest range from the use of “virtual war rooms” in Homeland Defense incidence response to the use of virtual reality in medical diagnostics and treatment. They also assist companies in formulating international strategy, leadership, public relations and organizational behavior. EastwoodNet offers a wide range of services from National Security analysis to public policy development and evaluation.

J. Wood stated that the hours of operation are Monday through Friday from 9:00 AM to 5:00 PM. The business will occupy less than 25% of the floor area of the structure and will not require internal or external alterations. The applicant has stated that no customers or clients will visit the dwelling; and that nearly all customer contact will be via telephone and/or email.

J. Wood advised that staff believes that the application meets all of the criteria for home occupation approval, as it will not adversely affect adjacent properties. Staff believes that the business operation will not change the residential character of the neighborhood.

Brent Eastwood, applicant, added that this is an outgrowth of consulting work he did for the RAND Corporation of Pittsburgh and he is working out of the home to service that contract.

R. Hawkins asked for public comments. There being none, the public portion was closed.

The Findings of Fact were read individually and “no new construction” was added to #2 and #3; “infrastructure in place will not be altered” was added to #6; #7 was changed to “No alterations to building.” and #8 was altered to read “This use will have no effect on this or surrounding residential buildings.”

Motion by N.Iannone to approve the Findings of Fact as amended, second by B. Bossio. Motion carried unanimously.

Motion to approve the request by J. Rockis, second by B. Bossio. Motion carried unanimously.

2. **V05-02 / Trickett / 412 Cobun Avenue:** Request by Blondell Trickett from the *Table 2, Residential Development Standards* for property located at 412 Cobun Avenue. Tax Map #29 Parcel #565; an R-1, Single-family Residential District.

Since the applicant was not present, motion to table the request by J. Rockis, second by N. Iannone. Motion carried unanimously.

OTHER BUSINESS:

Public Comments: NONE.

Staff Comments: J. Wood advised that the next draft of the proposed zoning ordinance should be available by the end of the month.

ADJOURNMENT